



## 1020 Asturia Avenue



South Elevation (Street View)



South Elevation (Street View)





North Elevation



West Elevation





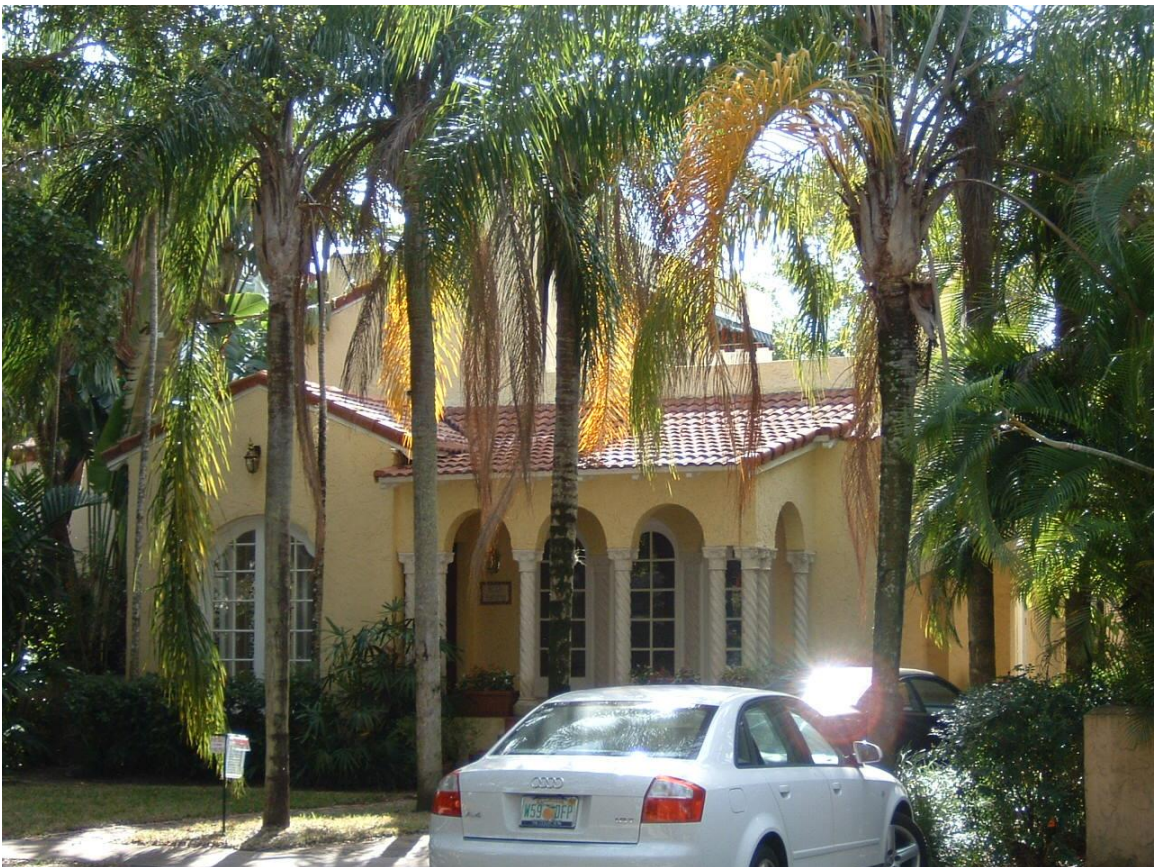
South Elevation (House in the 1940's)



Southeast Elevation (House in the 1920's)



## ADJACENT PROPERTIES





## ADJACENT PROPERTIES





## ADJACENT PROPERTIES







# PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073  
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfland.net  
CERTIFICATE NO.: LB6857

## SURVEY ADDRESS:

1021 ASTURIA AVENUE  
CORAL GABLES, FLORIDA 33134

## CERTIFY TO:

1. DAVID M. BRITT AND MELANIE S. BRITT

## FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: X  
BASE FLOOD ELEVATION: N/A  
CONTROL PANEL NO.: 120639-0294-L  
DATE OF FIRM INDEX: 09/11/09

REFERENCE BENCHMARK: MIAMI-DADE  
COUNTY ENGINEERING B.M.: P-510  
ELEVATION = 11.78' (NGVD 1929)

## POTENTIAL ENCROACHMENTS:

1. 6 FOOT ALUMINUM FENCE CROSSES OVER THE EASTERLY PROPERTY LINE.
2. 4 FOOT CHAIN LINK FENCE CROSSES OVER THE EASTERLY PROPERTY LINE.

## LEGAL DESCRIPTION:

LOT 17, BLOCK 7 OF "CORAL GABLES SECTION C", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 26 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## LEGEND & ABBREVIATIONS:

A	= ARC	D.E.	= DRAINAGE EASEMENT	P.C.	= POINT OF CURVATURE
A/C	= AIR CONDITIONER	ELEV.	= ELEVATION	P.E.	= POOL EQUIPMENT
A.E.	= ANCHOR EASEMENT	E.S.	= ELECTRIC SERVICE	P.I.	= POINT OF INTERSECTION
B.M.	= BENCHMARK	F.P. & L.	= FLORIDA POWER & LIGHT	P.R.C.	= POINT OF REVERSE CURVE
B.C.R.	= BROWARD COUNTY RECORDS	L.B.	= LICENSED BUSINESS	P.O.B.	= POINT OF BEGINNING
C.B.S.	= CONCRETE BLOCK STRUCTURE	L.P.	= LIGHT POLE	P.O.C.	= POINT OF COMMENCEMENT
CHATT.	= CHATTAHOOCHEE	M.H.	= MANHOLE	P.P.	= POWER POLE
C.O.	= CLEANOUT	(M)	= MEASURED	R	= RADIUS
CONC.	= CONCRETE	NAVD	= NORTH AMERICAN VERTICAL DATUM	R/W	= RIGHT-OF-WAY
C.L.F.	= CHAIN LINK FENCE	NGVD	= NATIONAL GEODETIC VERTICAL DATUM	T	= TANGENT
C.L.P.	= CONCRETE LIGHT POLE	NO.	= NUMBER	(TYP.)	= TYPICAL
(C)	= CALCULATED	O.H.	= OVERHANG	U.E.	= UTILITY EASEMENT
C.B.	= CHORD BEARING	O.R.B.	= OFFICIAL RECORDS BOOK	W.F.	= WOOD FENCE
C.R.	= CABLE RISER	O/S	= OFFSET	W.M.	= WATER METER
(D)	= DEED	(P)	= PLAT	Δ	= DELTA OR CENTRAL ANGLE
D.B.	= DEED BOOK	P.B.C.R.	= PALM BEACH COUNTY RECORDS	℄	= CENTERLINE
M-D.C.R.	= MIAMI-DADE COUNTY RECORDS	P.B.	= PLAT BOOK	82	= ELEVATION

## GENERAL NOTES:

1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NGVD 1929, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).

## CERTIFICATION:

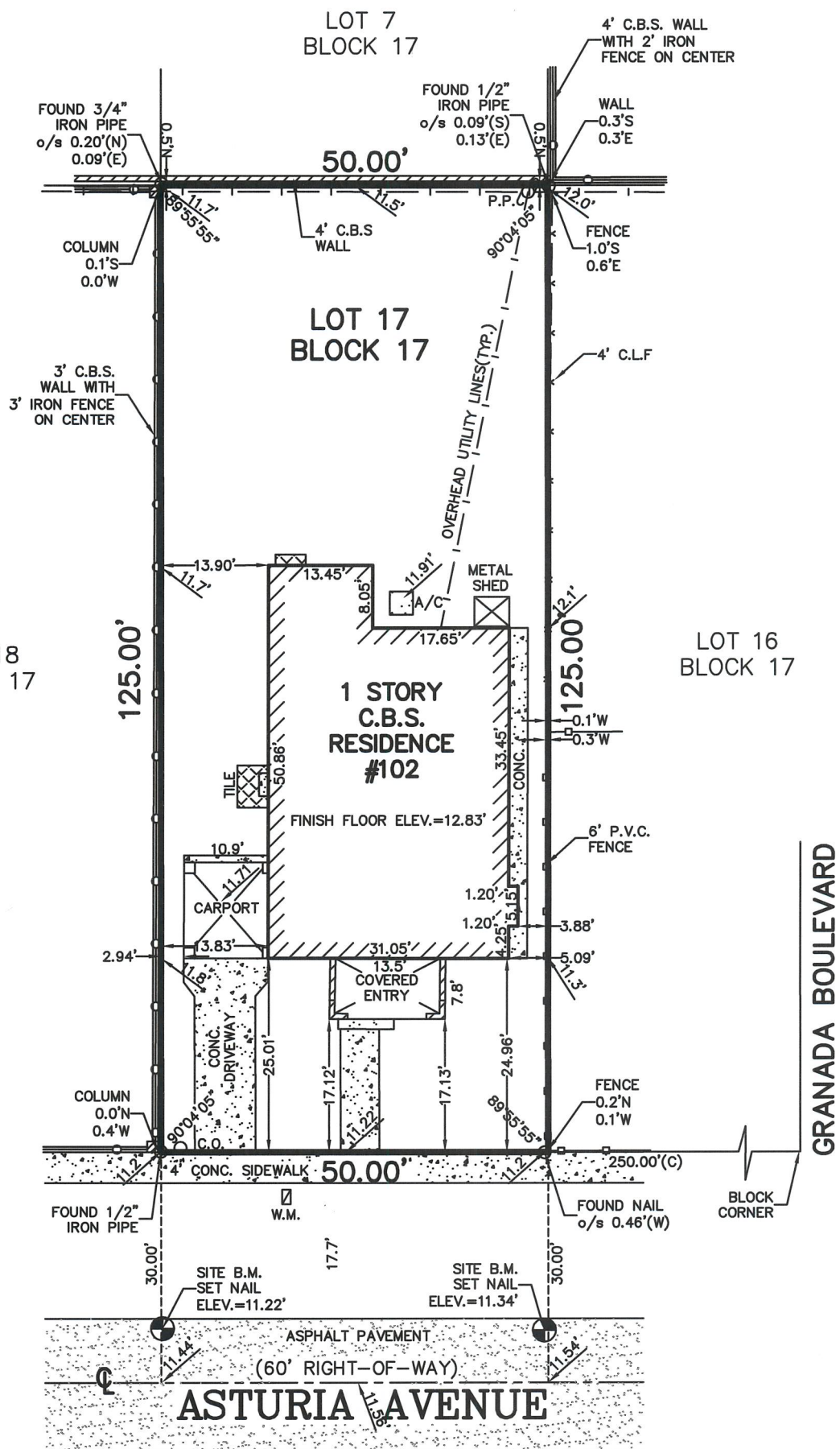
THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JASON H. PINNELL  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 5734, STATE OF FLORIDA

UPDATE SURVEY (19-0846)	04/30/19	O.C.
UPDATE SURVEY W/ELEVATIONS (04-3734)	08/26/04	
REVISIONS	DATE	CHK'D BY

SKETCH NO.: 03-1692
DATE OF SURVEY: 05/12/14
CHECKED BY: M.M.
FIELD BOOK/PAGE: FILE
SIDE 1 OF 2





SCALE: 1" = 20'

DRAWN BY: O.C.

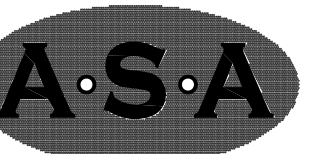
SKETCH NO.: 19-0846

SIDE 2 OF 2









AKDORUK  
SHATHER  
&  
ASSOCIATES, INC.

ENGINEERS

3950 NW 167TH STREET  
MIAMI, FLORIDA 33054  
(TEL) 305.624.1555  
(FAX) 305.624.8383

YOUSSEF HACHEM FL. PE #43302 CIVIL  
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PROJECT: ADDITION  
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1021 ASTURIA AVENUE, CORAL GABLES, FL 33134

CLIENT: MELANIE & DAVID BRITT  
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REVISIONS:

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SEAL:

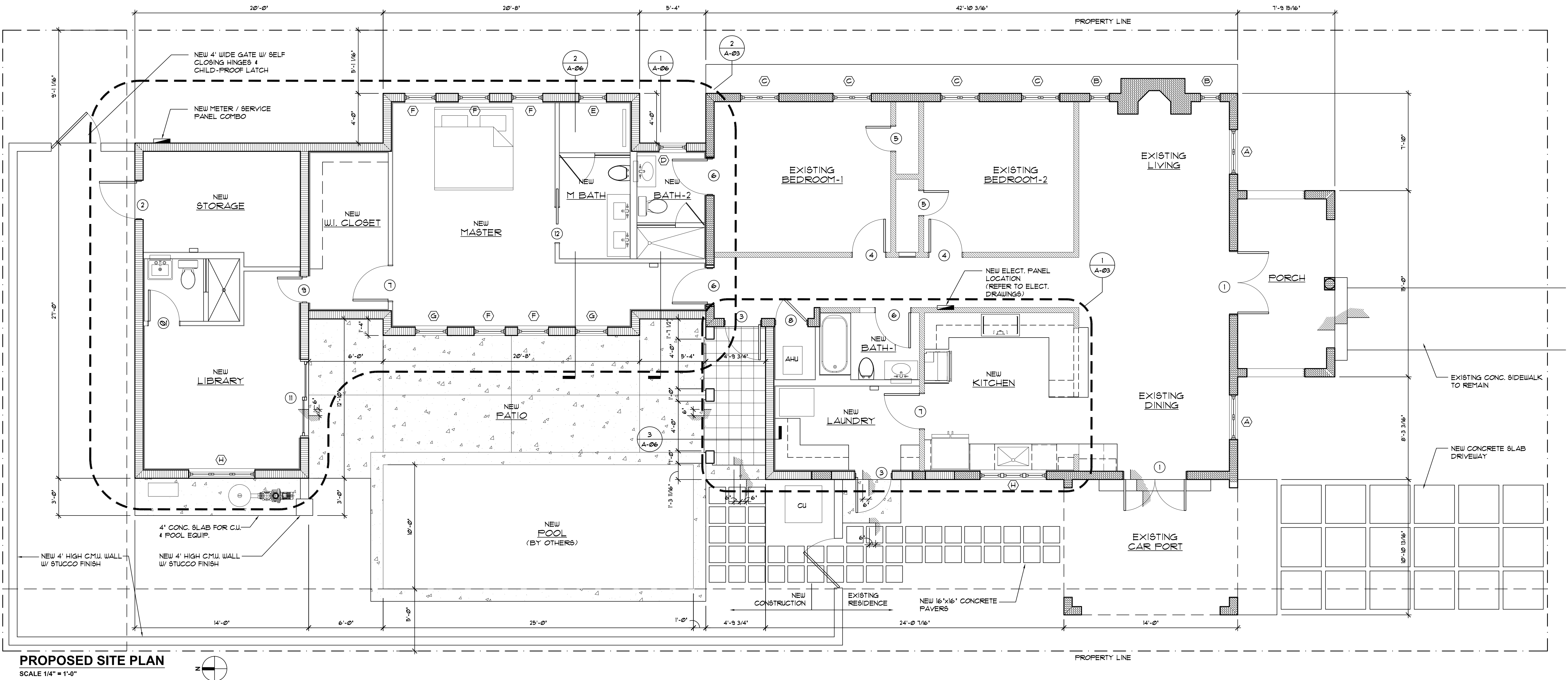
PLAN

DRAWN BY: DB  
CHECKED BY: AS  
DATE: 2/28/19

PROJECT NO.

SHEET

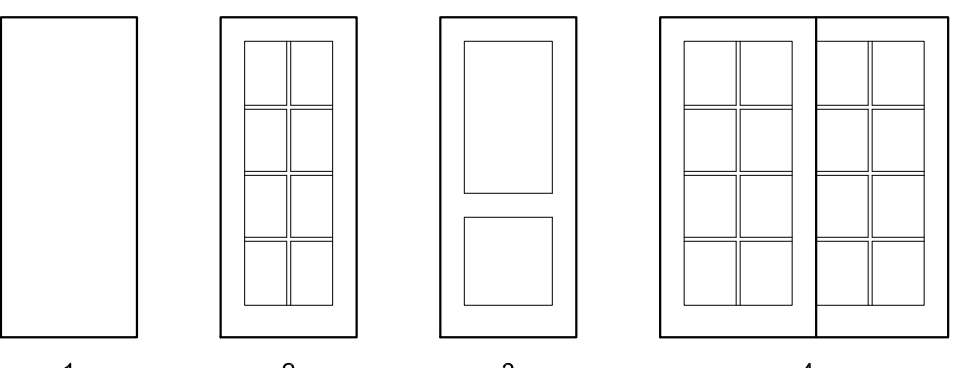
A-02



PROPOSED SITE PLAN  
SCALE 1/4" = 1'-0"

DOOR SCHEDULE

NO.	SIZE	TYPE	ELEV.	MATERIAL	FRAME	DETAIL	W. STRIP	HDWR. TYPE	REMARKS
1	(2) 2'-6" x 6'-8" x 1 3/4"	MTL GL	-	-	-	-	-	-	EXISTING IMPACT RESISTANT FRENCH DOOR TO REMAIN
2	3'-0" x 6'-8" x 1 3/4"	MTL. S.C.F.	1	MTL.	MTL.	-	Y	1	
3	2'-10" x 6'-8" x 1 3/4"	MTL. GL	2	MTL.	MTL.	??	Y	1	IMPACT RESISTANT GLASS. PGT 750 SERIES OUT SWING DOOR. NOA - 17-0504.04 (OR EQUAL)
4	2'-10" x 6'-8" x 1 3/8"	WD. PNL.	-	-	-	-	-	-	EXISTING DOOR TO REMAIN
5	2'-0" x 6'-8" x 1 3/8"	WD. PNL.	-	-	-	-	-	-	EXISTING DOOR TO REMAIN
6	2'-10" x 6'-8" x 1 3/8"	WD. PNL.	3	WD	WD	-	-	2	
7	2'-10" x 6'-8" x 1 3/8"	WD. PNL.	3	WD	WD	-	-	3	
8	2'-6" x 6'-8" x 1 3/8"	WD. PNL.	3	WD	WD	-	-	3	
9	2'-0" x 6'-8" x 1 3/8"	WD. FLUSH	1	WD	WD	-	-	3	
10	2'-6" x 6'-8" x 1 3/8"	WD. PNL.	3	WD	WD	-	-	2	
11	6'-0" x 6'-8" x 1 3/4"	SLIDER	4	MTL.	MTL.	-	-	1	IMPACT RESISTANT GLASS. SCG780 SERIES SLIDING DOOR. NOA - 17-0420.04 (OR EQUAL)
12	2'-10" x 6'-8" x 1 3/8"	WD POCKET	3	WD	WD	-	-	2	

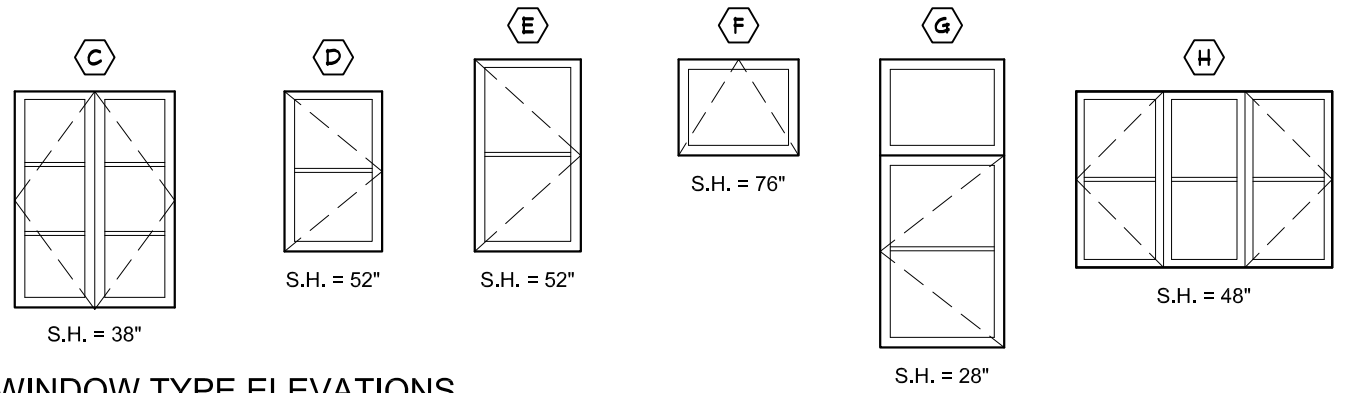


DOOR TYPE ELEVATIONS

HARDWARE TYPE:  
1 ENTRY HARDWARE W/ DEAD BOLT  
2 PRIVACY HARDWARE  
3 PASSAGE HARDWARE

WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	GLASS DESCRIPTION	FRAME & FINISH	ROUGH OPENING		DETAILS		MANUFACTURER	REMARKS
					WIDTH	HEIGHT	HEAD	SILL		
A	3'-3"	4'-10"	-	-	-	-	-	-	-	EXISTING IMPACT RESISTANT WINDOW TO REMAIN
B	1'-7"	3'-4"	-	-	-	-	-	-	-	EXISTING IMPACT RESISTANT WINDOW TO REMAIN
C	3'-8"	4'-8 1/2"	LAMINATED GLASS	VINYL - BRONZ EXT./WHITE INT.	3'-8 1/2"	4'-9"	??	??	PGT WINDGUARD VINYL - CASEMENT CA5540	EGRESS WINDOW. "XX" CASEMENT. NOA: 15-0420.11
D	2'-2 1/2"	3'-4"	LAMINATED GLASS	VINYL - BRONZ EXT./WHITE INT.	2'-3"	3'-4 1/2"	-	-	PGT WINDGUARD VINYL - CASEMENT CA5540	NOA: 15-0420.11
E	2'-2 1/2"	4'-0"	LAMINATED GLASS	VINYL - BRONZ EXT./WHITE INT.	2'-3"	3'-10 1/2"	-	-	PGT WINDGUARD VINYL - CASEMENT CA5540	NOA: 15-0420.11
F	2'-6"	2'-0"	LAMINATED GLASS	VINYL - BRONZ EXT./WHITE INT.	2'-6 1/2"	2'-0 1/2"	-	-	PGT WINDGUARD VINYL - AWNING AW5540	NOA: 15-0420.11
G	2'-7"	6'-0"	LAMINATED GLASS	VINYL - BRONZ EXT./WHITE INT.	2'-7 1/2"	6'-0 1/2"	-	-	PGT WINDGUARD VINYL - CASEMENT CA5540	EGRESS WINDOW. FIXED OVER CASEMENT. NOA: 15-0420.11
H	5'-4"	3'-8"	LAMINATED GLASS	VINYL - BRONZ EXT./WHITE INT.	5'-4 1/2"	3'-8 1/2"	-	-	PGT WINDGUARD VINYL - CASEMENT CA5540	"XOX" CASEMENT WINDOW. NOA: 15-0420.11

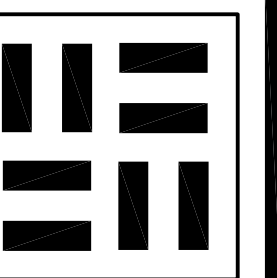


WINDOW TYPE ELEVATIONS

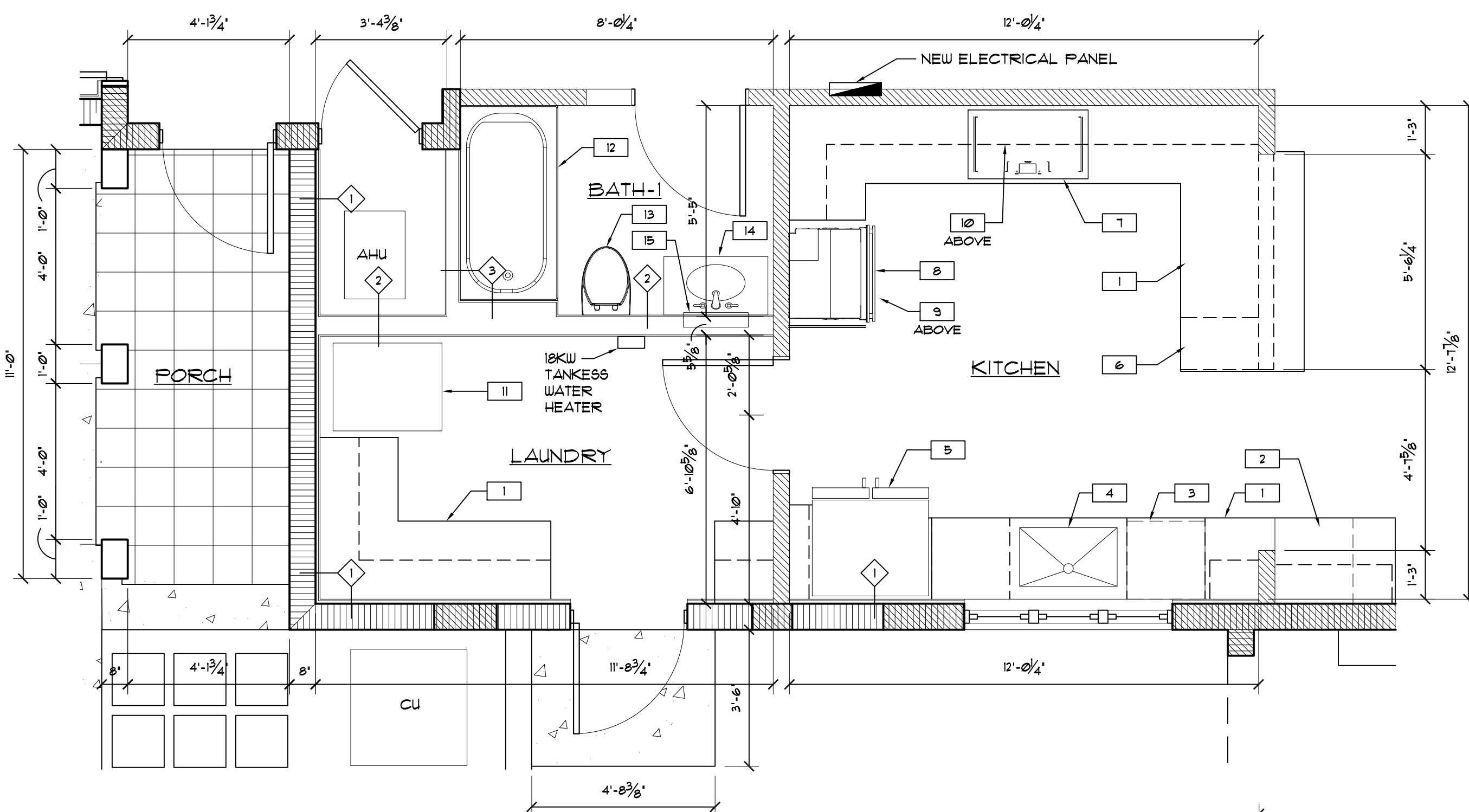
WALL LEGEND:

- EXISTING CMU WALL TO REMAIN
- NEW CMU WALL
- EXISTING INTERIOR PARTITION WALL TO REMAIN
- NEW INTERIOR PARTITION WALL W/ 1/2" GYPSUM BOARD EA. SIDE

A. TAQUECHEL ASSOC., INC.  
ARCHITECTS - ENGINEERS - PLANNERS  
4848 S.W. 74th COURT, MIAMI FL. 33155 - TEL. (786) 266-0766  
AMARO TAQUECHEL R.A. LIC. NO. AR-0004668 FL. AA-COO2021  
e-mail: amarotaquechel@aol.com







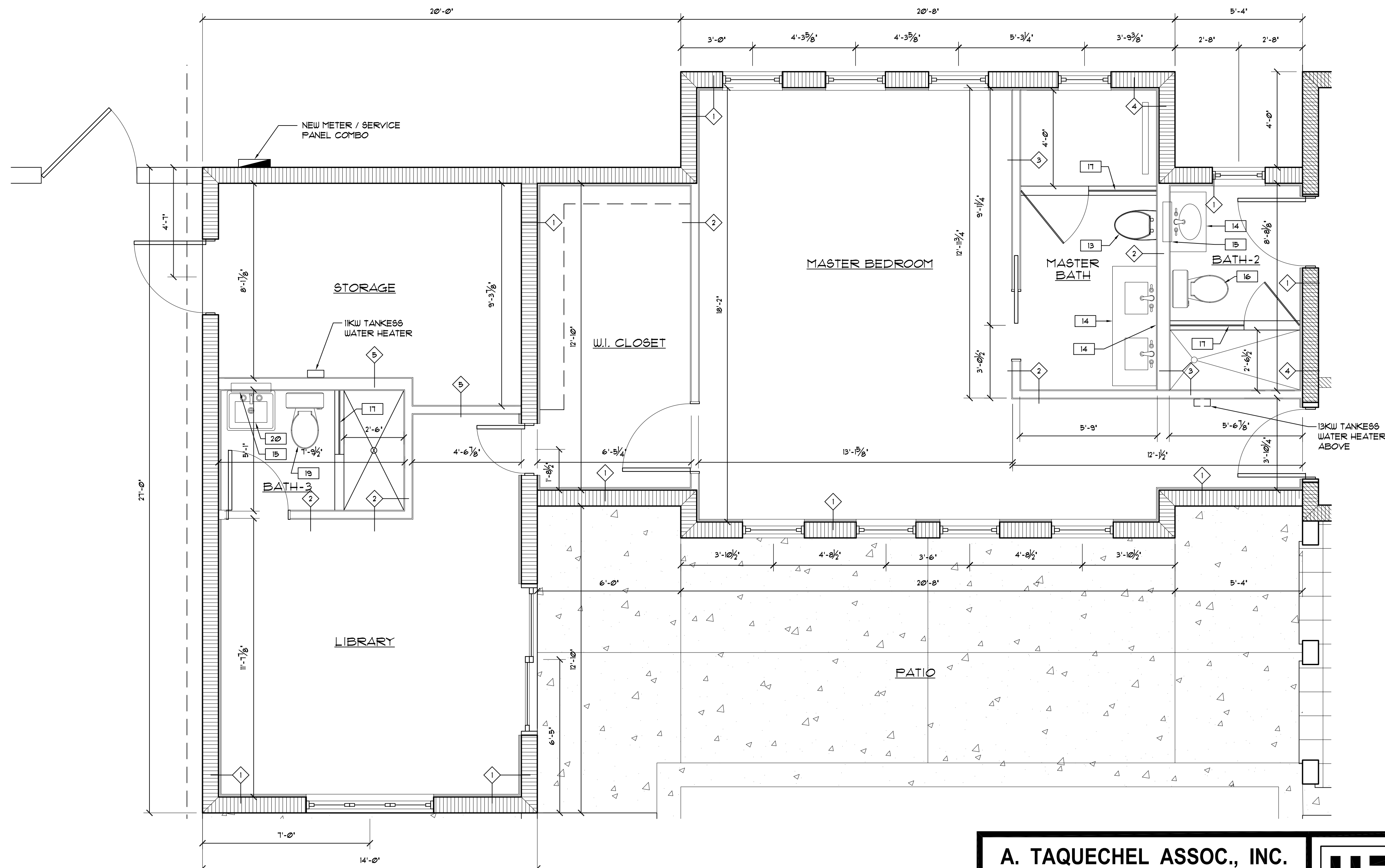
### FLOOR PLAN NOTES

- 1 BASE CABINETS W/ QUARTZ COUNTERTOP (TO BE SELECTED BY OWNER)
- 2 2 DRAWER REFRIGERATOR (TO BE SELECTED BY OWNER)
- 3 EXISTING S.S. 2 DRAWER DISH WASHER TO BE REINSTALLED
- 4 21" S.S. UNDER COUNTER MOUNT SINK W/ GARBAGE DISPOSAL
- 5 EXISTING S.S. REFRIGERATOR TO BE REINSTALLED
- 6 15" UNDER COUNTER WINE COOLER (TO BE SELECTED BY OWNER)
- 7 INDUCTION COOKTOP - THERMADOR FREEDOM - CIT36XXKB
- 8 WALL OVEN - 30" MONOGRAM FRENCH DOOR OVEN - ZETIFH86
- 9 WALL MOUNTED MICROWAVE OVEN - MONOGRAM ADVANTUM 240V - Z9C2202J86
- 10 UNDERCABINET EXHAUST HOOD - ZEPHYR P16A
- 11 EXISTING STACKED CLOTHS WASHER & DRYER TO BE REINSTALLED
- 12 TUB - AMERICAN STANDARD - FRINCETON 2391202 1CHTC
- 13 WALL MOUNTED TOILET - TOTO AQUIA - CT418FG\*01
- 14 WALL MOUNTED VANITY (TO BE SELECTED BY OWNER)
- 15 RECESSED MEDICINE CABINET/MIRROR - KOHLER VERDERA - K990005L
- 16 EXISTING TOILET TO BE REINSTALLED
- 17 FRAMELESS GLASS SHOWER ENCLOSURE (GLASS IN SHOWER ENCLOSURE TO BE CATEGORY CLASS II, PER 2011 FBC, TABLE 2406.2(1))
- 18 VANITY MIRROR (TO BE SELECTED BY OWNER)
- 19 2 PIECE FLOOR MOUNT TOILET (TO BE SELECTED BY OWNER)
- 20 VANITY (TO BE SELECTED BY OWNER)

PROVIDE TERMITE PROTECTION TREATMENT UNDER ALL NEW CONCRETE SLABS.

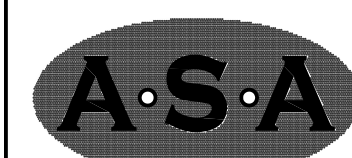
### WALL LEGEND:

- EXISTING CMU WALL TO REMAIN
- NEW CMU WALL
- EXISTING INTERIOR PARTITION WALL TO REMAIN
- NEW INTERIOR PARTITION WALL W/ 1/2" GYPSUM BOARD E.A. SIDE
- WALL TYPE REFER TO WALL DETAILS SHEET



### FINISH SCHEDULE

ROOM NAME	WALL	FLOOR	CEILING	CEILING HEIGHT	BASE	REMARKS
LIVING ROOM	EXISTING	EXISTING	GYP BOARD	8'-10"	EXISTING	
DINING ROOM	EXISTING	EXISTING	GYP BOARD	8'-10"	EXISTING	
KITCHEN	GYP BOARD	WOOD	GYP BOARD	8'-10"	8" WOOD	WOOD FLOORING: 3 1/4" CARIBBEAN HEART PINE PREMIUM GRADE
LAUNDRY ROOM	GYP BOARD	TILE	GYP BOARD	8'-10"	8" WOOD	
BEDROOM-1	EXISTING	EXISTING	EXISTING	8'-10"	EXISTING	
BEDROOM-2	EXISTING	EXISTING	EXISTING	8'-10"	EXISTING	
MASTER BEDROOM	GYP BOARD	WOOD	GYP BOARD	VARIES	8" WOOD	WOOD FLOORING: 5" BRAZILIAN CHERRY
W.I. CLOSET	GYP BOARD	WOOD	GYP BOARD	9'-0"	8" WOOD	WOOD FLOORING: 5" BRAZILIAN CHERRY
LIBRARY	GYP BOARD	TILE	GYP BOARD	VARIES	8" WOOD	TILE: WOOD PLANK PORCELAIN TILE
STORAGE	GYP/UNFINISHED	CONCRETE	OPEN	-	-	
BATH-1	GYP/TILE	TILE	GYP BOARD	8'-10"	8" WOOD	MOISTURE RESISTANT GYP BOARD
BATH-2	GYP/TILE	TILE	GYP BOARD	9'-0"	8" WOOD	MOISTURE RESISTANT GYP BOARD
BATH-3	GYP/TILE	TILE	GYP BOARD	9'-0"	8" WOOD	MOISTURE RESISTANT GYP BOARD
MASTER BATH	GYP/TILE	TILE	GYP BOARD	9'-0"	8" WOOD	MOISTURE RESISTANT GYP BOARD
PORCH	-	TILE	OPEN	-	-	TILE: TERRACOTTA TILE, OPEN JOISTS W/ EXPOSED BEAD BOARD DECKING



**AKDORUK  
SHATHER**  
&  
ASSOCIATES, INC.

**ENGINEERS**

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(FAX) 305.624.8383

YOUSSEF HACHEM FL. PE #43302 CIVIL  
ENGINEER BUS. LIC. NO. CA6468

**ADDITION**  
**BRITT RESIDENCE**  
1021 ASTURIA AVENUE, CORAL GABLES, FL 33134

**CLIENT:**  
**MELANIE & DAVID BRITT**  
1021 ASTURIA AVENUE  
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### REVISIONS:

NO.	DATE	BY

SEAL:

### DETAILED PLANS

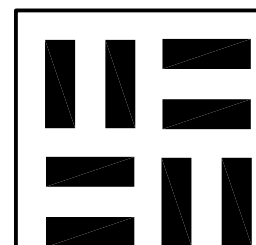
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DATE: 2/28/19

PROJECT NO.

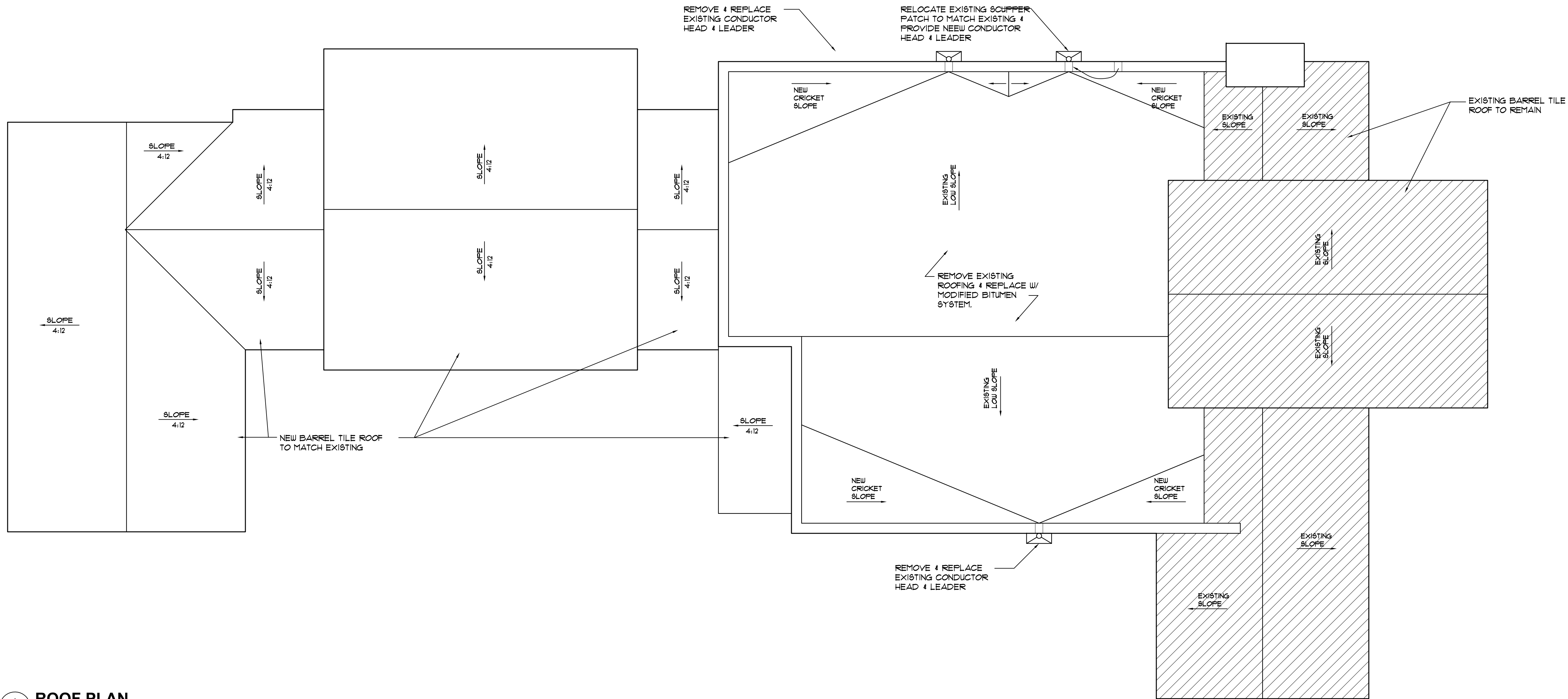
SHEET

**A-03**

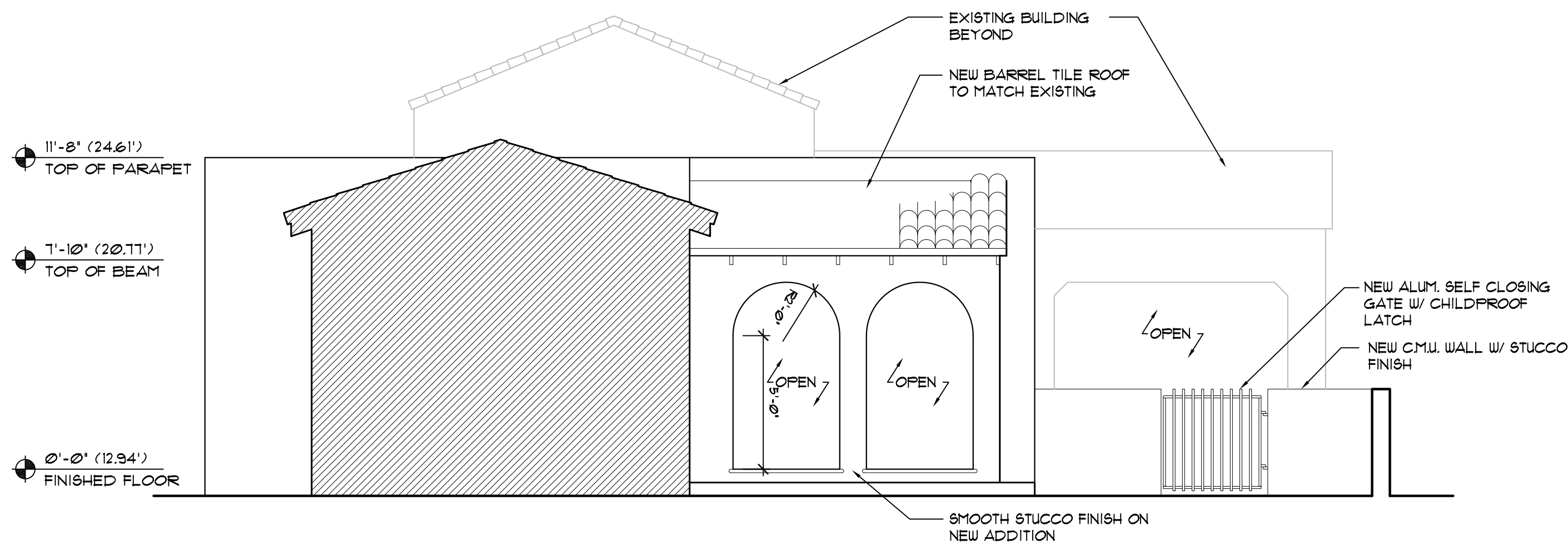
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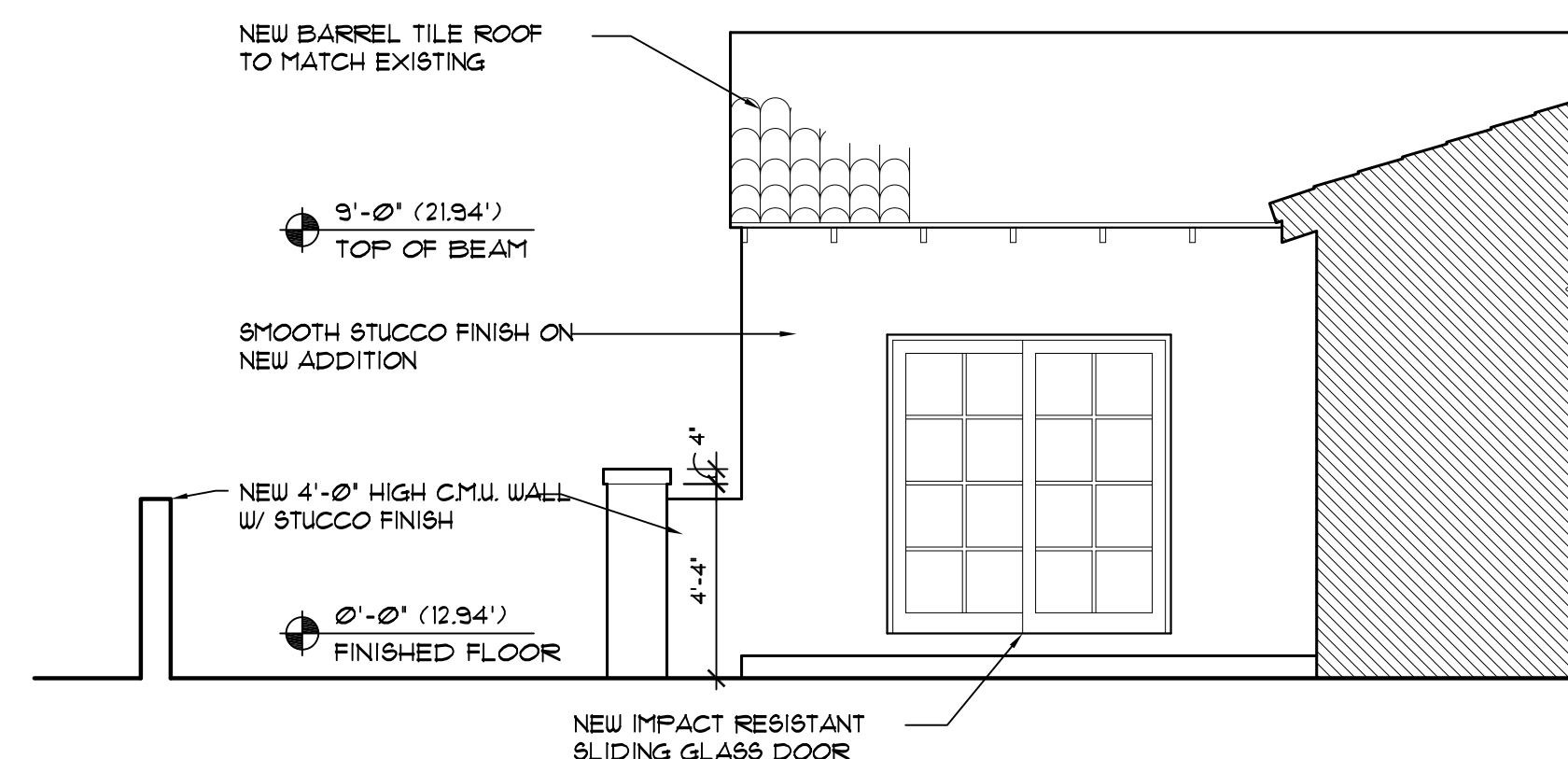




**1 ROOF PLAN**  
A-04 SCALE: 1/4" = 1'-0"



**4 PROPOSED PATIO ELEVATION (LOOKING SOUTH)**  
A-05 SCALE: 1/4" = 1'-0"



**2 PROPOSED PATIO ELEVATION (LOOKING SOUTH)**  
A-04 SCALE: 1/4" = 1'-0"



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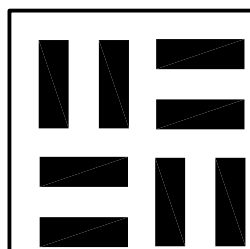
**ROOF PLAN  
ELEVATIONS**

DRAWN BY: DB  
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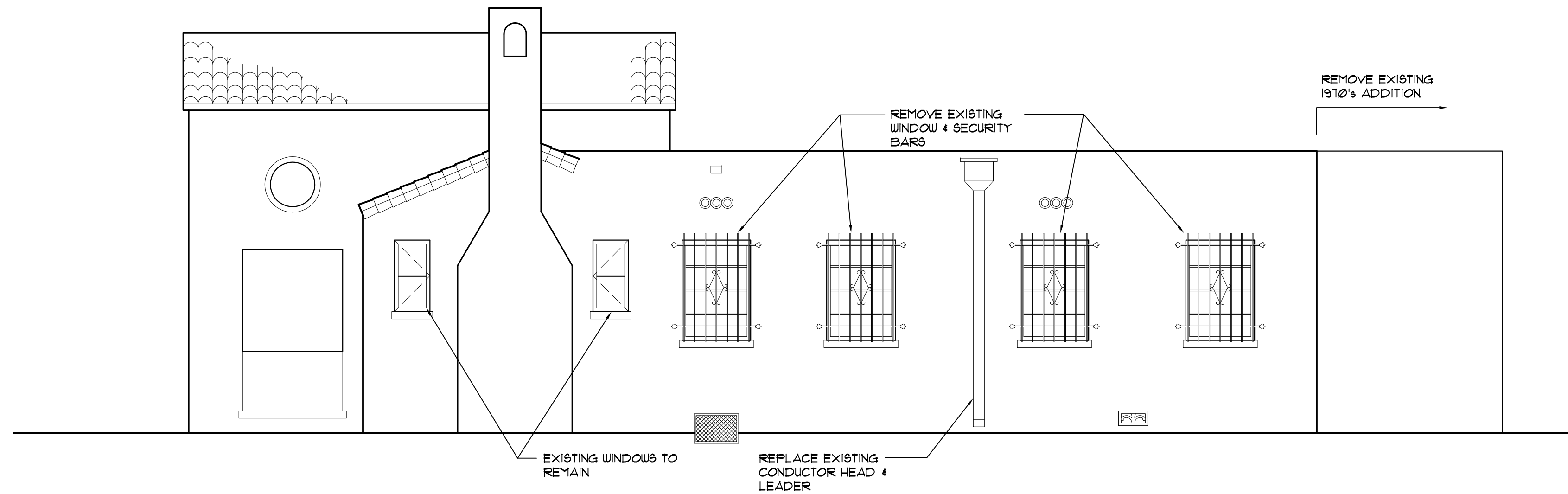
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**A-04**

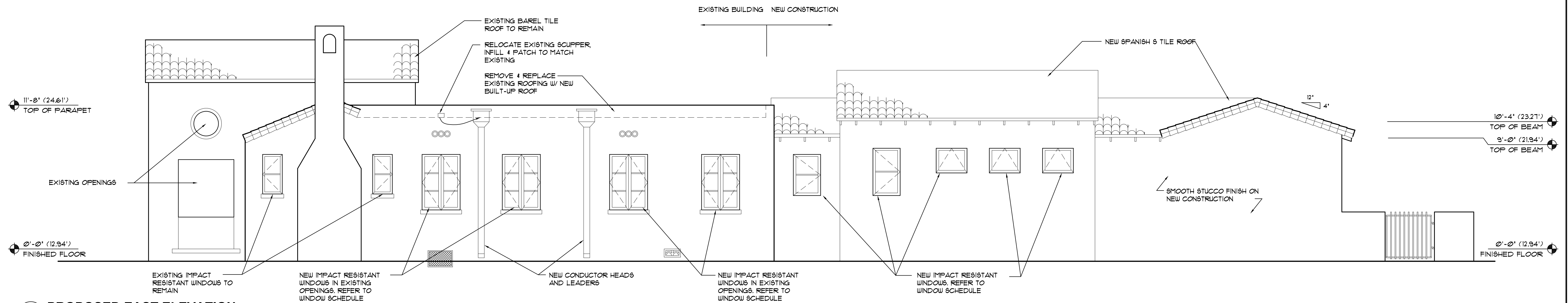
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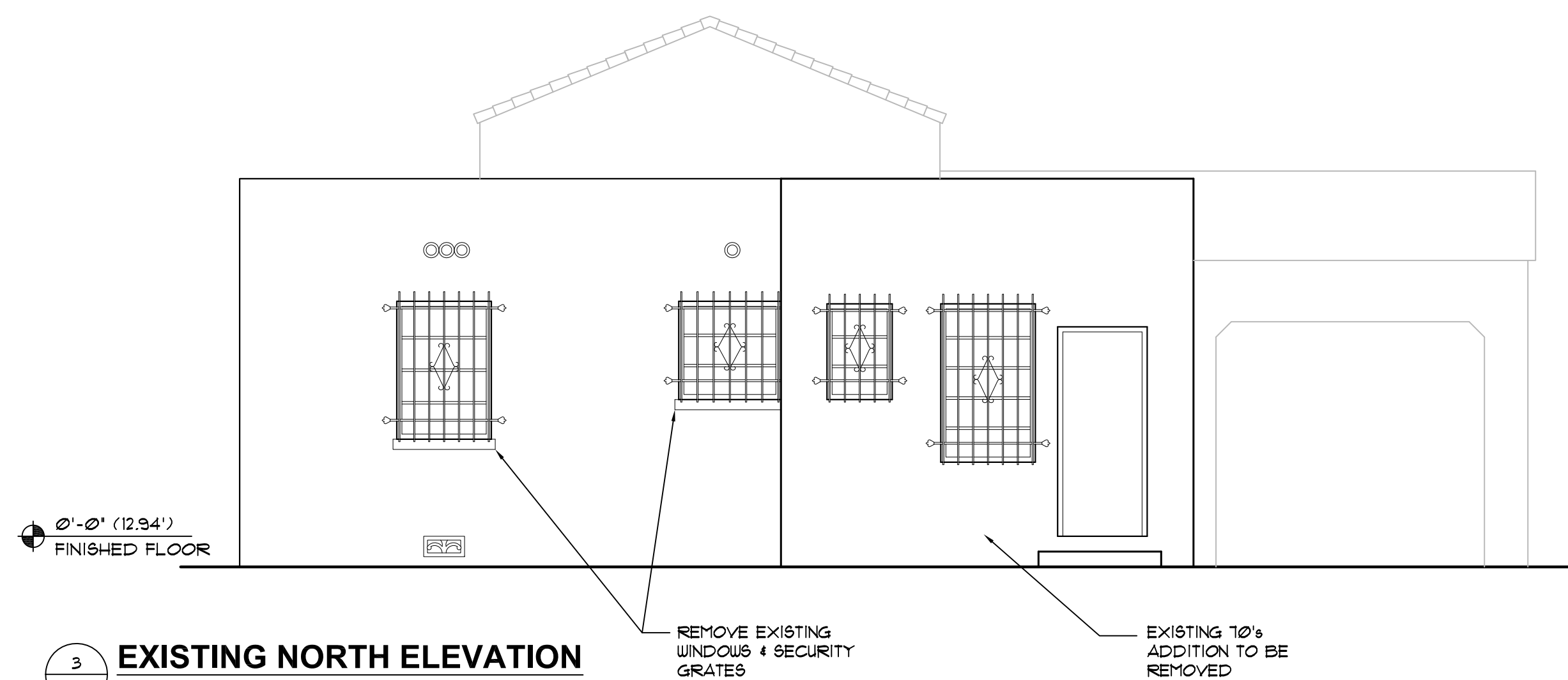




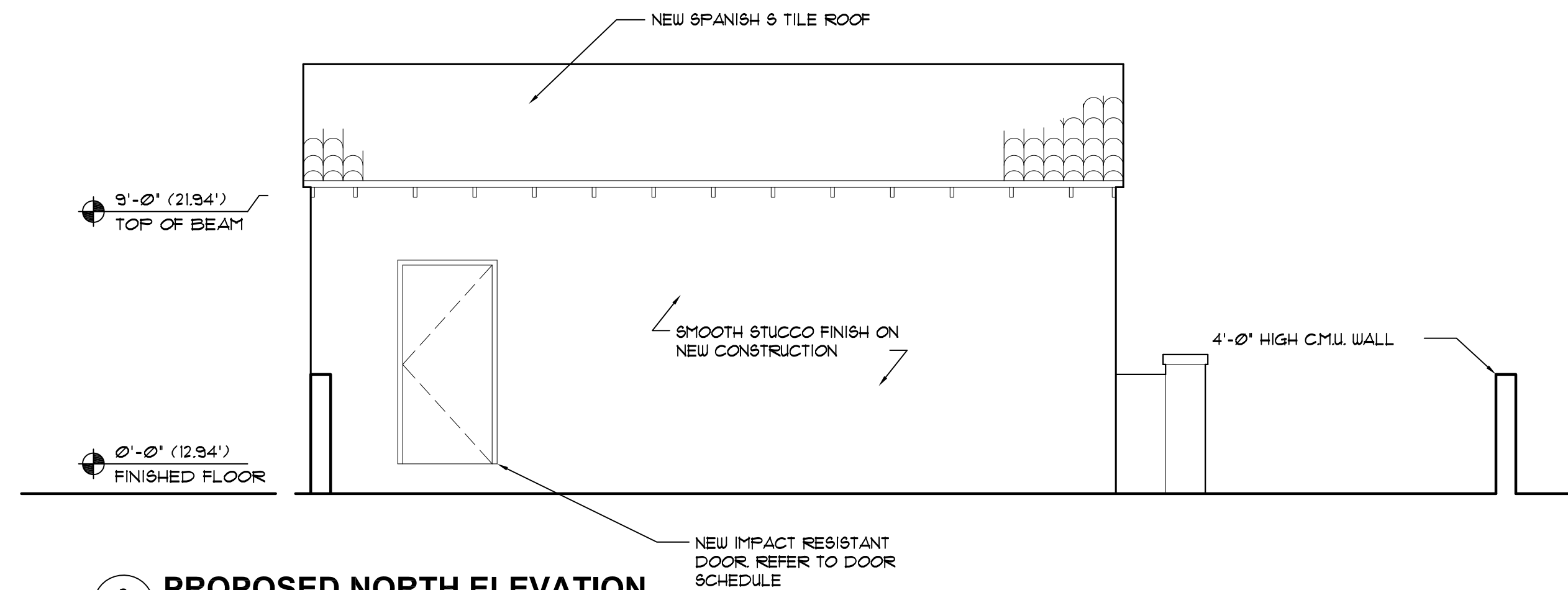
1  
A-05  
**EXISTING EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



2  
A-05  
**PROPOSED EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



3  
A-05  
**EXISTING NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



3  
A-04  
**PROPOSED NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



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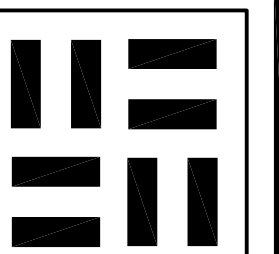
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SHEET

**A-05**

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**MELANIE & DAVID BRITT**  
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**PROJECT:**

**REVISIONS:**

[illegible]

EAL: \_\_\_\_\_

## ELEVATIONS

DRAWN BY: DB  
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 DATE: 2/28/19  
 PROJECT NO.

SHEET

## A-05.1



**A. TAQUECHEL ASSOC., INC.**  
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